

## **SOUTH SUBAREA**

The **South Subarea** is characterized by residential, retail/commercial, and light industrial uses. The neighborhoods are ethnically diverse and include historic districts near downtown and newer subdivisions in the outer areas near Loop 410. Retail/commercial development is concentrated along major thoroughfares such as S.W. Military Drive. The terrain is generally flat with wooded areas composed of mesquite and hackberry. Abandoned agricultural fields that are now open grassland comprise the majority of undeveloped land in the subarea.

### **CENSUS TRACTS**

1103, 1104, 1501, 1502, 1401, 1402, 1403, 1408, 1410, 1411, 1415, 1416, 1503, 1506, 1507, 1508, 1509, 1510, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1611

### **POPULATION** (estimated)                      **% of change**

1997	118,200	
2002	118,900	+.05%
2007	119,500	+.05%

### **DEMOGRAPHICS**

Hispanic	84.5%
Anglo	12.8%
Black	2.0%
Other	.7%
Male	48.6%
Female	51.4%

#### **Age**

<5	11,159 (9%)	35-44	16,469 (14%)
5-9	10,712 (9%)	45-54	12,272 (10%)
10-14	10,775 (9%)	55-64	8,872 (8%)
15-19	9,973 (9%)	65-74	7,420 (6%)
20-24	6,709 (6%)	75+	5,623 (5%)
25-34	18,216 (15%)		

Median Household Income                      \$21,212

### **SOCIAL STATISTICS \***

<i>Category</i>	<i>Number</i>
Arrests (1)	760
Births/10-17 (2)	305
Educational level (3)	18,791 (15.9%)

1) felonies & misdemeanors

2) births to mothers between 10 and 17

3) over 18 with an eighth grade or less education

\* Arrest and birth statistics are for calendar year 1997 as provided by the Health and Police Departments.

Education statistics are drawn from the 1990 Federal Census as provided by the Community Initiatives Department.

### **PROMINENT LANDMARKS AND FACILITIES**

## **SOUTH SUBAREA**

- Brooks Air Force Base
- Stinson Municipal Airfield
- San Antonio Missions National Historical Park
- San Antonio River
- Palo Alto College

### **NATURAL RESOURCE ASSETS**

- Undeveloped portions of the San Antonio River
- Historically significant sites
- Leon and Comanche Creeks
- Braunig, Mitchell and Canvasback Lakes
- An abundance of flat, undeveloped property in the southern half of the subarea

### **PARK FACILITIES LISTING**

#### **CITY OF SAN ANTONIO FACILITIES**

<b><u>NAME</u></b>	<b><u>TYPE</u></b>	<b><u>ACREAGE</u></b>	
Bellaire	NP	6.50	
King William	NP	.70	
Morrill	NP	1.40	
Palo Alto	NP	12.00	
Palo Alto Terrace	NP	7.20	
Tejeda, Frank	NP	8.90	
<b>Subtotal</b>			<b>36.70</b>
Arnold	CP	24.60	
Concepcion	CP	21.40	
Harlandale	CP	11.10	
Kingsborough	CP	12.90	
Padre	CP	31.20	
Pytel	CP	34.40	
Roosevelt	CP	12.90	
Spicewood	CP	31.80	
Stinson	CP	75.00	
Villa Coronado	CP	14.80	
<b>Subtotal</b>			<b>270.10</b>
Acequia	LUP	73.10	
Espada	LUP/HR	10.80	
<b>Subtotal</b>			<b>83.90</b>

## SOUTH SUBAREA

<u>NAME</u>	<u>TYPE</u>	<u>ACREAGE</u>	
Brooks	SC	21.40	
Highland H.S. Tennis	SC	.80	
Mission del Lago Golf	SC	182.70	
Riverside Golf	SC	175.80	
<b>Subtotal</b>			<b>380.70</b>
 Brown	 NA	 26.50	
<b>Subtotal</b>			<b>26.50</b>
 Mission Parkway	 GW/SUF	 72.40	
<b>Subtotal</b>			<b>72.40</b>
 Commander's House	 HR	 2.30	
<b>Subtotal</b>			<b>2.30</b>
 San Jose Burial Park	 SUF	 83.80	
<b>Subtotal</b>			<b>83.80</b>
 <b>TOTAL CITY PARK ACREAGE</b>			<b>956.40</b>

### BEXAR COUNTY FACILITIES

<u>NAME</u>	<u>ACREAGE</u>	
Harlandale Civic Center	1.08	
<b>Subtotal</b>		<b>1.08</b>

### CITY OF SOMERSET FACILITIES

<u>NAME</u>	<u>ACREAGE</u>	
Vernon G. Schimmel Park	16.00	
<b>Subtotal</b>		<b>16.00</b>

### NATIONAL PARK SERVICE FACILITIES

<u>NAME</u>	<u>ACREAGE</u>	
San Antonio Missions N.H.P.	736.00	
<b>Subtotal</b>		<b>736.00</b>

**TOTAL NON-CITY PARK ACREAGE** **753.08**

**GRAND TOTAL SOUTH SUBAREA PARK ACREAGE** **1,709.48**

## **SOUTH SUBAREA**

### **NEEDS ASSESSMENT**

Based on the National Recreation and Park Association's established goal of 10 acres of park land per 1,000 residents, the following chart summarizes the park land needs of the South Subarea (based on 1997 acreage figures).

#### **SOUTH SUBAREA NEEDS IDENTIFICATION\***

	<b>1997 Inventory (Acres)</b>	<b>Current Service Ratio (Acres/Pop.)</b>	<b>1997 Estimated Population 118,200 (Acres/Goal) (Excess/Def.)</b>		<b>2002 Estimated Population 118,900 (Acres/Goal) (Excess/Def.)</b>		<b>2007 Estimated Population 119,500 (Acres/Goal) (Excess/Def.)</b>	
<b>Total City-Owned Park Acres</b>	956.40	8.09:1,000	1,182	<225.60>	1,189	<232.60>	1,195	<238.60>
<b>Total Public Park Acres</b> including City, County, State, Federal and Incorporated Cities park land	1,709.40	14.46:1,000	1,182	527.40				

\*Based on December 1997 Park Acreage

In December 1997, the City owned 956.40 acres of park land, or 7.25 acres per 1,000 residents in the South Subarea. Based on a goal of 10 acres per 1,000, a deficiency of 225.60 acres exists. However, when park acres of County, State, Federal and other incorporated cities are added to this total, the ratio increases to 14.46 per 1,000 residents. This is due to the large size of the San Antonio Missions National Historical Park. Based solely on City population projections and park acreage figures (assuming no further acquisition), there will be a deficit of 232.60 acres in the year 2002, and 238.60 acres in the year 2007.

### **COMMUNITY SURVEY**

Based on surveys completed by citizens during the planning process, the need was expressed for the following activities and facilities in the South Subarea.

- lighted walking and jogging trails
- bicycle paths
- swimming pools
- playgrounds

### **RECOMMENDATIONS**

After study of the demographic profile (both current and projected) of the South Subarea, inventory of current facilities and programs, and expressed needs of citizens, the following recommendations are being made to guide development of parks and recreation facilities and programs in the next ten years. Included are both general and specific recommendations.

#### **PRIORITIES**

## SOUTH SUBAREA

- 1) acquire additional park acreage to meet service goals.
- 2) rehabilitate park and recreation facilities to assure safety, accessibility and quality programming for users.
- 3) design and construct lighted park pedestrian trails.
- 4) support the implementation of the Mission Trails project.
- 5) support the Mitchell Lake Wetlands project.
- 6) develop a sports complex.
- 7) seek funding for the architectural and structural repairs to the historic Commanders' House.

### **FUNDED PROJECTS** (currently under design or construction)

<u>Project</u>	<u>Budgeted</u>	<u>Source</u>	<u>Year</u>
<b>Arnold Park</b> walking trail	\$100,000	Bonds	1999
<b>Commander's House</b> exterior renovation design	15,000	General Fund	1999
<b>Harlandale Community Center</b> HVAC system	130,000	Bonds	2000
<b>Harlandale Park</b> improvements	270,000	Bonds	2000
<b>Highlands High School</b> track lighting improvements	70,000	General Fund	2000
<b>Kingsborough Park</b>			
<i>Lighting improvements</i>	75,000	Bonds	1999
<i>Lighting improvements</i>	15,000	CDBG	2000
<b>Mitchell Lake Wetlands</b> acquisition	500,000	Bonds	2000
<b>Padre Park</b> ball field fencing	15,000	CDBG	1999
<b>Palo Alto Park</b> improvements	\$200,000	Bonds	1999
<b>Roosevelt Park</b> improvements	210,000	Bonds; CDBG General Fund	2000
<b>Spicewood Park</b> improvements	175,000	Bonds	1999
<b>Stinson Park</b> improvements	200,000	Bonds	2000
<b>TOTAL FUNDED PROJECTS</b>	<b>\$1,975,000</b>		
<b><u>PROPOSED/UNFUNDED PROJECTS</u></b>			

## SOUTH SUBAREA

Recommendation	Estimate*	Source	Year
<b>Acequia Park</b> --design and construct rehabilitation to (picnic facilities; roadway; restrooms; lighting; ADA modifications)			
<i>Design</i>	\$28,100	all	2005
<i>Construction</i>	286,800	all	2006
<b>Acquisition</b> of park land			
<i>Acquire 15-20 acres</i>	256,700	all	2000
<i>Acquire 10-15 acres</i>	184,000	all	2001
<b>Arnold Park</b> -- design and construct rehabilitation (playground; shade structure; basketball court; irrigation; landscape; park furnishings)			
<i>Design</i>	38,200	all	2003
<i>Construction</i>	392,700	all	2004
<b>Bellaire Park</b> -- design and construct general park improvements			
<i>Design</i>	13,100	all	2001
<i>Construction</i>	34,900	all	2002
<b>Brooks Park</b> -- design and construct improvements (parking lot, walkways, utilities, ADA modifications)			
	200,000	all	2003
<b>Commanders' House</b> -- fund architectural and structural repairs			
	300,000	all	2000
<b>Concepcion Park</b> -- youth sports facility rehabilitation			
<i>Design</i>	\$22,800	all	2004
<i>Construction</i>	210,600	all	2005
<b>Concepcion Park</b> -- design and construct rehabilitation (roadways; parking; restrooms; lighting; ballfields; post and cable barrier; picnic facilities; landscape; park furnishings)			
<i>Design</i>	62,000	all	2006
<i>Construction</i>	637,600	all	2007

## SOUTH SUBAREA

Recommendation	Estimate*	Source	Year
<b>Concepcion, Harlandale, Kingsborough, Spicewood, Villa Coronado Parks—</b>			
design and construct pedestrian wellness trails (5 parks, ½ mile trail each)			
<i>Phase A- Design</i>	10,300	all	2000
<i>Phase B- Construction</i>	157,800	all	2001
<i>Phase C- Construction</i>	151,100	all	2002
<b>Espada Park-- design and construct rehabilitation</b> (restrooms; parking lot; lighting; ADA modifications)			
<i>Design</i>	37,600	all	2006
<i>Construction</i>	387,100	all	2007
<b>Highland High School Tennis Complex--</b> design and construct rehabilitation (lighting; ADA modifications)			
	288,500	all but CDBG	2007
<b>Kingsborough Park-- design and construct</b> improvements (playground; park toilets; picnic facilities; picnic pavilion; park furnishings; landscape; ADA modifications)			
<i>Design</i>	10,800	all	2002
<i>Construction</i>	99,600	all	2003
<b>King William Park-- design and construct</b> rehabilitation (gazebo; general park improvements)			
	67,100	all but CDBG	2007
<b>Medina River watershed-- develop improvements</b> to publicly owned property between State Highway 16 and Pleasanton Road			
<i>Design</i>	56,900	all	2004
<i>Construction</i>	526,500	all	2005
<b>Mission Trail Parkway--design and construct</b> rehabilitation (parking areas; roadways; trail; picnic facilities; security lighting)			
<i>Design</i>	\$105,200	all but CDBG	2006
<i>Construction</i>	539,500	all but CDBG	2007
<b>Morrill Park-- design and construct rehabilitation</b> (basketball court; playground; fencing; lighting; ADA modifications)			
	276,800	all	2003

## SOUTH SUBAREA

Recommendation	Estimate*	Source	Year
<b>Padre Park</b> -- design and construct rehabilitation (pavilion, roadway, parking, restrooms, ADA modifications)	295,200	all but CDBG	2007
<b>Palo Alto Park</b> --design and construct rehabilitation (general park improvements)	150,000	all	2002
<b>Roosevelt Park</b> -- design and construct rehabilitation (security lighting; parking lot; sidewalks; ADA modifications)			
<i>Design</i>	29,500	all but CDBG	2003
<i>Construction</i>	302,100	all but CDBG	2004
<b>Roosevelt Pool; Kingsborough Pool and Concepcion Pool</b> -- design and construct rehabilitation (ADA modifications; deck replacement, filter system/piping replacement)			
<i>Phase A (design)</i>	68,400	all	2001
<i>Phase B (construction)</i>	701,400	all	2002
<b>San Jose Burial Park</b> --design and construct rehabilitation to (fencing; irrigation; roadway; landscape; lighting; park furnishings)			
<i>Design</i>	113,900	all but CDBG	2004
<i>Construction</i>	1,169,900	all but CDBG	2005
<b>Spicewood Park</b> -- design and construct general park improvements			
<i>Design</i>	37,600	all	2003
<i>Construction</i>	387,100	all	2004
<b>Stinson Park</b> -- design and construct rehabilitation (general park improvements; ADA modifications)			
<i>Design</i>	34,200	all	2002
<i>Construction</i>	\$351,000	all	2003
<b>Tejeda Park</b> -- design and construct rehabilitation (playground; restrooms; parking lot; basketball and tennis courts; irrigation; landscape; park furnishings)			
<i>Design</i>	\$53,800	all	2006
<i>Construction</i>	549,000	all	2007



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Recommendation	Estimate*	Source	Year
<b>Villa Coronado Park and Father Ramon Center-- design and construct rehabilitation (pavilion, restroom, basketball court, tennis courts, parking lot, ADA modifications)</b>			
<i>Design</i>	46,200	all	2000
<i>Construction</i>	473,300	all	2001
<b>TOTAL PROPOSED PROJECTS</b>	<b>\$10,144,900</b>		

\*Costs adjusted for annual inflation

### Acquisition Sources

DO Public Works Department/Drainage Ordinance  
LD Planning Department/Land Dedication

### Funding sources

GOB General Obligation Bonds  
CDBG Community Development Block Grant  
GD Private Grants & Donations  
FMG Federal Matching Grant  
SMG State Matching Grant